



# Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 69

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# Chester County Law Reporter

(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania, Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the Publication of Legal Notices*

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15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

[www.chescobar.org](http://www.chescobar.org)  
[lawreporter@chescobar.org](mailto:lawreporter@chescobar.org)

Telephone: 610/692-1889 Fax: 610/692-9546

**Richard Meanix, Editor**

*Assistant Editor*

Patrick M. McKenna, Esquire  
Richard Meanix, Chairperson-Publications Committee

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The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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James Doyle, *Immediate Past Chair*

**ESTATE OF DAVID G. HUGHES, DECEASED**

Request for Production of documents - Discovery motions – Certificate of good faith effort

1. The civil discovery rules have been made applicable to the Orphans' Court.
2. A request upon a party for production and documents and things requires that the request shall set forth in numbered paragraphs, the items to be produced either by individual item or by category, and describe each item or category with reasonable particularity. Each paragraph shall seek only a single item or a single category of items.
3. Chester County Local Rule provides all counsel have an affirmative obligation to confer and discuss discovery matters and make a good faith effort to resolve such differences as may exist. Any motion relating to discovery must be accompanied by a certificate of counsel for the moving party certifying that counsel has conferred with opposing counsel with respect to each matter set forth in the motion in good faith, but has been unable to resolve the issue.
4. This court has the power to summarily strike any motions for the failure of the moving party to comply with the certification requirements of this rule.
5. Executrix filed a Motion to Compel Proper Inheritance Tax Return Filing and Obtain Documentation. The Motion provided very little information regarding what documents have been sought and refused by the Respondent. As to the certification to resolve differences, counsel has been remiss in her duties.

R.E.M.

C.C.P. Chester County, Pennsylvania, Orphan's Court Division, No. 1519-2480;  
Estate of David G. Hughes, Deceased

Anita M. D'Amico for Executrix  
Ryan G. Borchik for Respondents  
Tunnell, J., April 5, 2021:-

IN THE COURT OF COMMON PLEAS, CHESTER COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION

NO. 1519-2480

ESTATE OF DAVID G. HUGHES, DECEASED

**DECREE**

Petitioner, Christine Trumbull, the Executrix of the above Estate, filed her “Motion to Compel Proper Inheritance Tax Return Filing and Obtain Documentation from Beneficiary, Michael Hughes” on October 2, 2020.

The document is very long on advocacy and legal positioning, and very short as to exactly what documents have been sought and refused by the Respondent. This makes it unduly difficult for the court to parse through and explore.

The civil discovery rules have been made applicable to the Orphans’ Court. *See* Pa. O.C. Rule 7.1.

A request upon a party for production and documents and things, under Pa. R.C.P. 4009.11(b), “requires that the request shall set forth in numbered paragraphs the items to be produced either by individual item or by category, and describe each item or category with reasonable particularity. Each paragraph shall seek only a single item or a single category of items.”

Chester County Local Rule provides as follows:

**Rule 208.2(e) Discovery Motion and Petition Certification**

- i. All counsel have an affirmative obligation to confer and discuss discovery matters and make a good faith effort to resolve such differences as may exist.
- ii. Any motion or petition relating to discovery must be accompanied by a certificate of counsel for the moving party certifying that counsel has conferred with opposing counsel with respect to each matter set forth in the discovery motion or petition in good faith, but has been unable to resolve the issue. The certificate shall set forth the exact time, place and manner (which may be telephonic) of the conference or, in the case in which counsel for the moving party cannot furnish such certificate, counsel shall furnish an alternative certificate stating that opposing counsel has refused to so confer. The

alternative certificate shall also set forth the efforts made by counsel for the moving party to obtain compliance by opposing counsel and such other facts and circumstances as exist to justify the absence of the required certification.

In this respect, counsel has been remiss in her duties.

This court has the power to summarily strike any motions for the failure of the moving party to comply with the certification requirements of these rules. *See* C.C.R.C.P. 208.2(e)(iii).

BY THE COURT:

Dated: April 5, 2021

/s/ Mark L. Tunnell, J.

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**NOTICES**

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION**

**LAW NO. 2021-01711-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Kellein T Regan was filed in the above-named court and will be heard on Monday, June 28, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, March 16, 2021  
Name to be changed from: Kellein T Regan to: Kelli Thum Regan

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA**

**CIVIL ACTION**

**LAW NO. 2021-02953-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Brandon Keith Harrison was filed in the above-named court and will be heard on Monday, July 26, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, April 30, 2021  
Name to be changed from: Brandon Keith Harrison to: Brandon Keith Harrison-Smith

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE**

**IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 21-00524**

NOTICE IS HEREBY GIVEN that the name change petition of Kristy Reed on behalf of minor child Bianca Rose Maris was filed in the above-named court and will be heard on Monday, July 26, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, April 15, 2021  
Name to be changed from: Bianca Rose Maris to: Bianca Quinn Reed

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Leslie Ditlow, Esquire, Attorney for the Petitioner  
We Care Legal Services, PLLC  
3907 Newportville Road  
Newportville, PA 19056

**CORPORATION NOTICE**

ALCHEMY TRADING COMPANY, INC.  
has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
E. William Hevenor, Esq.  
2 Horseshoe Lane Paoli, PA 19301

**CORPORATION NOTICE**

Carman of Glen Mills, Inc.  
has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
Lee Stivale, Esquire Mills of Victoria suite 103  
1489 Baltimore Pike  
Springfield, PA 19064

**CORPORATION NOTICE**

Aerlinks, Inc.  
has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
Semanoff, Ormsby, Greenberg  
& Torchia, LLC  
2617 Huntingdon Pike Huntingdon Valley, PA 19006

**ESTATE NOTICES**

*Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.*

**1st Publication**

**BARR**, Nancy D., late of East Goshen Township. Harry D. Barr, Jr., care of E. CRAIG KALEMJIAN, Esquire, 535 N. Church St., Box 125, West Chester, PA 19380, Executor. E. CRAIG KALEMJIAN, Esquire, 535 N. Church St., Box 125, West Chester, PA 19380, atty.

**BELL**, Carol A., a/k/a Carol Ann Bell, late of Honey Brook Township. Jennifer Bell Wanner, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling & Deibler LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**COOK**, John Edwin, a/k/a J. Edwin Cook, Edwin Cook, late of East Caln Township. Darrell E Cook, 506 S Walnut St., West Chester, PA 19382, Executor.

**CURTISS**, David F., late of West Brandywine Township. Christina Alex Alario, care of MOIRA B. ROSENBERGER, Esquire, One Summit St., Philadelphia, PA 19118, Administratrix. C.T.A. MOIRA B. ROSENBERGER, Esquire, Barber, Sharpe & Rosenberger, One Summit St., Philadelphia, PA 19118, atty.

**DAVIS**, Ross J., late of Uwchaln Township. Lawrence S. Davis, 169 Applegate Drive, West Chester, PA 19382, Personal Representative.

**DOMBROSKI**, Audrey M., late of Phoenixville. Joseph P. Dombroski, Jr., 598 King Road, Royersford, PA 19468, Executor. SCOTT C. McINTOSH, Esquire, Lewis McIntosh & Tearey LLC, 372 N. Lewis Road, P.O. Box 515, Royersford, PA 19468, atty.

**DOUGLAS**, Stephanie Lee, late of Uwchlan Township. Richard Pilotti, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**ELDER**, Catherine M., a/k/a Catherine Elder, late of Parkesburg Borough. Gregory Joseph Elder, 411 W. 6th Ave., Parkesburg, PA 19365, Administrator. DAVID M. D'ORLANDO, Esquire, R+D Es-

tate Consulting, PLLC, 53 S. Main St., Yardley, PA 19067, atty.

**LEBER**, Patricia A., late of East Goshen Township. Sheila Mullins, care of STEPHEN A. DURHAM, Esquire, 320 West Front Street, Media, PA 19063, Executrix. STEPHEN A. DURHAM, Esquire, Durham & James P.C., 320 West Front Street, Media, PA 19063, atty.

**LeBOUTILLIER**, Linda A., late of Downingtown. Francesco X. Moscia, 340 Moore Road, Downingtown, PA 19335, Executor. MICHAEL L. MAUGER, Esquire, Siana Law, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

**LEWIS**, Bonnie Nobel, late of Tredyffrin Township. Joshua Nobel, care of PETER L. KLENK, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Executor. PETER L. KLENK, Esquire, The Law Offices of Peter L. Klenk & Associates, 2202 Delancey Place, Philadelphia, PA 19103, atty.

**MAZUR**, Robert M., late of West Chester. Sandra Mazur Bialko, care of GEORGE S. DONZE, Esquire, 674 Unionville Road, Suite 105, Kennett Square, PA 19348, Administrator. GEORGE S. DONZE, Esquire, Donze & Donze, 674 Unionville Road, Suite 105, Kennett Square, PA 19348, atty.

**OWEN**, Theodore Bates, a/k/a Ted B. Owen, late of London Grove Township. Victor Joseph Stubbs, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, P.C, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**PASHINSKI**, Regina Ann, a/k/a Jean A. Pashinski, late of Coatesville. Rennee Gushanas, 128 Gabel Road, Coatesville, PA 19320, Executrix. LEE R. ALLMAN, Esquire, Allman, Kelly & Willner, LLC, Suite G, 41 Paoli Plaza, Paoli, PA 19301, atty.

**RIMM**, Robert Samuel, late of Easttown. Betty R Rimm, 5200 Boardwalk, Apt. 11-F, Vetnor, NJ 08406, Administratrix. TONI LEE CAVANAGH, Esquire, 112 W Front Street, Media, PA 19063, atty.

**RISTINE**, Sylvia J., late of Penn Township. Donna Palladino & Charles R. Ristine, care of KYLE A. BURCH, Esquire, 22 State Road, Media, PA 19063-1442, Executors. KYLE A. BURCH, Esquire, 22 State Road, Media, PA 19063-1442, atty.

**SENIOR**, Laura S., late of West Chester Borough. Lynda S. Thomas and Leslie S. Traverso, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrices. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner



St., West Chester, PA 19382, atty.

**STEWART**, Ruth E., late of Kennett Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**TARRANT**, Joann L., late of Caln Township. David Mushrush, care of RICHARD S. CAPUTO, Esquire, P.O. Box 673, Exton, PA 18341, Executor. RICHARD S. CAPUTO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 18341, atty.

**YOCUM**, James E., late of Spring City Borough. Christopher L. Yocum, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Administrator. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

## 2nd Publication

**ALPEN**, Eunice P., late of London Grove Township. Denise Dodenhoff, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**BUTTERWORTH**, Beverly Howe, late of Penn Township. Robert Wallace Butterworth, 6906 Ashbury Drive, Springfield, VA 22152, & William David Butterworth, 506 Stafford Avenue, Newark, DE 19711, Executors. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella P.A., 1925 Loving Avenue, Wilmington, DE 19806, atty.

**CLOUD**, Mary, late of Phoenixville Borough. Stephanie German, care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Executrix. ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

**DAVIS**, Gerald Weer, late of Penn Township. Stephanie D. Andrew, 345 Spenceola Parkway, Forrest Hill, MD 21065, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**DUNN**, Claire M., late of Pocopson Township. William G. Donovan, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzels Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

**DUNN**, Margaret R., late of West Whiteland

Township. Patricia Lynn Dunn and Alan Edward Dunn, 605 Dogwood Drive, Downingtown, PA 19335, Executors.

**EBY**, Patricia A., a/k/a Patricia Ann Eby, late of City of Coatesville. Mary Ellen Hopson, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**FENIMORE**, Richard Dorsy, late of West Bradford Township. Jewell Shivery, 111 Elizabeth Street, Christiana, PA 17509, Administrator. DANA C. PANAGOPOULOS, Esquire, Appel, Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602, atty.

**FISHER**, Dorothy B., a/k/a Dorothy Fisher and Dorothy Breda Fisher, late of Upper Uwchlan Township. Matthew Farrow Fisher, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executor. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

**GAMBRELL**, Eleanor, a/k/a Eleanor M. Gambrell, late of Lower Oxford Township. Winifred Moran Sebastian, P.O. Box 381, Oxford, PA 19363, Administrator. C.T.A. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, atty.

**GEHMAN**, Keith G., late of a/k/a Keith Gregory Gehman. Elverson Borough, Gregory R. Gehman & Charlotte D. Gehman, 29 South Chestnut St., P.O. Box 523, Elverson, PA 19520, Co-Administrators. LEE F. MAUGER, Esquire, Mauger Law, LLC, 1800 East High Street, Suite 375, Pottstown, PA 19464, atty.

**HAMILTON**, Shannon Lamar, late of West Chester. Shirley B Hamilton, 6134 Sansom Street, Philadelphia, PA 19139, Personal Representative.

**HAMPTON**, Linda S., a/k/a Linda Sue Hampton, late of East Nottingham Township. Glenn E. Roberts, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, atty.

**HARKINS, JR.**, John G., late of Easttown Township. John Graham Harkins, III, care of DENISE ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**HOYT**, Mary Jean, a/k/a Jeanne M. Hoyt, late of West Whiteland Township. Catherine R. Reed, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

**MARCOCCI**, Rose Massamini, late of Valley Township. Stephanie A Colona, 203 Templin Rd., Glenmoore, PA 19343, Executrix. JENNIFER FELD, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

**MAYOCK**, Michael Francis, late of West Chester. Mark Mayock, care of VALINDA K. GARCIA, Esquire, 270 Lancaster Ave, Suite I-1, Malvern, PA 19355, Executor. VALINDA K. GARCIA, Esquire, Valinda K. Garcia, Atty at Law LLC, 270 Lancaster Ave, Suite I-1, Malvern, PA 19355, atty.

**McCLEAN**, Ruth Miller, a/k/a Ruth M Buckingham, Ruth B Miller, late of West Chester. Richard G. Buckingham IV, 750 Corner Ketch Road, Newark, DE 19711, Executor.

**McCLYMONDS**, Ann Bowman, late of East Bradford Township. Bruce McClymonds, 1431 Mayfield Road, Masontown, WV 26542, Executor. JOSHUA S. ROGERS, Esquire, Dinsmore & Shohl LLP, 215 Don Knotts Blvd., Ste. 310, Morgantown, WV 26501, atty.

**McGOWAN**, Louise P., late of Phoenixville. Mary Keirse, 113 Do-Jan Drive, Phoenixville, PA 19465, Executrix. JAMES LYNCH, Esquire, Law Offices of James R Lynch, Jr, 617 Swede St., Norristown, PA 19401, atty.

**MUSI, SR.**, Thomas A., late of Berwyn. Thomas A. Musi, Jr, care of WILLIAM E. MALONE, JR., Esquire, 21 West Third Street, Media, PA 19063, Executor. WILLIAM E. MALONE, JR., Esquire, Musi, Malone & Daubenberger, LLP, 21 West Third Street, Media, PA 19063, atty.

**O'HERN**, Jeanne, a/k/a Mary Jean O'Hern, late of Schuylkill Township. John Fasolas, care of JAMES G. GALLAGHER, JR., Esquire, 360 West Main Street, Trappe, PA 19426, Executor. JAMES G. GALLAGHER, JR., Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

**PITCAIRN**, Wayde, late of Spring City Borough. Clark D. Pitcairn, 2825 Cairnrun Circle, P.O. Box 305, Bryn Athyn, PA 19009, Executor. MARK N. STEINBERGER, Esquire, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006, atty.

**PRICE, JR.**, David E., a/k/a David E. Price, late

of Oxford Borough. Phyllis S. Price, care of ANGELO J. FIORENTINO, Esquire, P.O. Box 5349, Lancaster, PA 17606, Executrix. ANGELO J. FIORENTINO, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606, atty.

**ROMANO**, Giuseppa, late of West Chester. Vincenzo Romano, 1080 Larc Ln, West Chester, PA 19382, Executor.

**ROSENGARTEN**, Nadia S., late of West Chester. Joy Eastman, care of EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, Executrix. EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, atty.

**SCHACHINGER**, Frederick J., late of Tredyffrin Township. Mary D. Schachinger, care of JESSICA L. WILSON, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. JESSICA L. WILSON, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

**STRUCKMEYER**, Rosemarie L., a/k/a Rosemarie Lee Struckmeyer, late of West Whiteland Township. Doreen M. McIlwraith, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**ZARZEKA, SR.**, Frank P., a/k/a Frank Zarzeka, late of East Goshen Township. Ann Leahy, care of GUY F. MATTHEWS, Esquire, 300 W. State Ste., 300, Media, PA 1906, Administratrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Mathews & Auslander, P.C., 300 W. State Ste., 300, Media, PA 1906, atty.

### 3rd Publication

**BALL**, George Francis, a/k/a George Ball, George F. Ball, late of West Nantmeal Township. Elizabeth Nace, care of 486 Dohner Drive, Lancaster, PA 17602, Executrix.

**BURGHARDT**, Concetta, late of East Pikeland Township. Lynda A. Yelenovsky, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

**CALL**, Kevin L., late of Kennett Square. Barbara Saunders 320 Longwood Road, Kennett Square, PA 19348, Executor. MAYLEE MARSANO, Esquire, Marsano Law LLC, 2126 Cherry Street, Philadelphia, PA 19103, atty.

**COMITO**, Francis S., a/k/a Francis Comito, Frank Comito, Frank S. Comito, late of Phoenixville. Joseph M. Comito, 615 Waitkus Alley, Phoenixville, PA 19460, Executor. CHRISTOPHER WOLF, Esquire, 166 Allendale Road, King of Prussia, PA 19406, atty.

**COX, JR.**, David, a/k/a David G. Cox, Jr., late of West Grove Township. Jonathan A. Cox, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19832, Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

**EASTRIDGE**, Betty Jane, late of Landenberg. Gregory Eastridge, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Administrator. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

**FALLON**, Jane M., late of Willistown Township. Patricia Clymer, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

**GERRESS**, Rose Marie, a/k/a Rose Gerress, late of Willistown Township. Linda Branca, care of SEAN MURPHY, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050, Executrix. SEAN MURPHY, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050, atty.

**HEGEDUS**, Mary A., late of North Coventry Township. Rita Ferraro, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

**HODGES**, Morizel M., late of Valley Township. Morizel M. Hodges, Jr., care of ROBERT W. MAHER, Esquire, 400 Greenwood Ave., First Floor, Wyncote, PA 19095, Executor. ROBERT W. MAHER, Esquire, Dyer & Maher, 400 Greenwood Ave., First Floor, Wyncote, PA 19095, atty.

**HORTON**, Rodney, late of Landenberg. Heather Horton, 4 Kings Ct, Landenberg, PA 19350, Administrator.

**HOWE**, Jessie A., late of West Chester. Diane H. Alesiani, 274 Glen Roy Road, Nottingham, PA 19362, Executor. DONALD F. KOHLER, Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**KEHLER**, Julianne Marie, late of West Chester. Barbara Tammaro, care of DAVID W. CROSSON,

Esquire, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, Administratrix. DAVID W. CROSSON, Esquire, Crosson Richetti & Daigle LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, atty.

**LANG**, Ronald K., a/k/a Ronald Kim Lang, late of East Whiteland Township. Fritz M. Lang, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McERlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**LUCZKOWSKI**, Stephen, late of Willistown Township. Shelby Ann Luczkowski, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantr & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

**MAY**, Robin Lee, a/k/a Robin L. May, late of West Brandywine Township. Loren M. Pearson, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brien McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**PYLE**, Albert H., a/k/a Albert Pyle, late of Penn Township. Lisa DeNenno, care of Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Penn Township. Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, atty.

**RIFENBURG, JR.**, Orville L., late of Oxford. David Rifenburg, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelau, LLP, 218 West Front Street, Media, PA 19063, atty.

**RITCHIE**, Robert J., late of Birmingham Township. Joanne M. Ritchie, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**SARACENI**, Mark D., late of Phoenixville Borough. Robert A. Saraceni, Jr., 548½ E. Main St., Ste. A, Norristown, PA 19401, Administrator. ROBERT A. SARACENI, JR., Esquire, 548½ E. Main St., Ste. A, Norristown, PA 19401, atty.

**SAVILL, III**, Robert M., late of West Whiteland Township. Andrew C. Savill, care of KRISTEN L.

BEHRENS, Esquire, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002, Administrator. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002, atty.

**SEMET**, Pauline C., late of East Coventry Township. John H. Semet, 898 Englesville Rd., Boyertown, PA 19512, Administrator C.T.A. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

**SLAUGHTER, JR.**, John M., a/k/a John M. Slaughter, late of East Vincent Township. John M. Slaughter, III, 315 Quarry Rd., Spring City, PA 19475, Executor. ROBERT FREEDENBERG, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600 West, Harrisburg, PA 17101, atty.

**VATTILANO**, Nancy A., late of Pocopson Township. Linda Vattilano Mento, 2511 Saint George Street, Wilmington, DE 19808, Administrator. DONALD C. TURNER, Esquire, Unruh, Turner, Burke & Frees, P.C., P.O. Box 515, West Chester PA 19381-0515, atty.

**WALLEIGH**, Donald J., late of Oxford. Randall Willis, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

**WISSMILLER**, Georgia A., late of Kennett Township. James E. Wissmiller, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

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## 2nd Publication of 3

### NOTICE

West Whiteland Township vs. Maureen Lavin - No. 2012-10680-LN - Court of Common Pleas of Chester County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2012-2018 and Prior sewer fees for property located at 946 Railway Square, West Whiteland, PA, Tax Parcel #41-5-662. An Amended Writ of Scire Facias for \$5,169.66 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so,

the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

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## 2nd Publication of 3

### NOTICE

West Brandywine Township Municipal Authority vs. The Heirs of Peter E. Becker and Unknown Heirs, Successors or Assigns of Peter E. Becker, Deceased and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Peter E. Becker, Deceased, Owner, Reputed Owner or Whoever May Be the Owner by operation of law - No. 2015-06473-LN - Court of Common Pleas of Chester County, PA. Notice is given that the above were named as Defendants in a civil action by Plaintiff to recover 2014-2017 & prior sewer fees for property located at 114 N. Hawthorne Road, West Brandywine, PA, Tax Parcel #29-7-155.54. An Amended Writ of Scire Facias for \$6,473.87 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

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**2nd Publication of 3****NOTICE**

Westtown Township vs. Ann Therese Dougherty - No. 2017-05997-LN - Court of Common Pleas of Chester County, PA. Notice is given that the above as named as Defendant in a civil action by Plaintiff to recover 2015-2018 sewer and trash fees for property located at 1703 Newmarket Court, Westtown Township, PA, Tax Parcel #67-3-429. An Amended Writ of Scire Facias for \$4,346.55 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

**2nd Publication of 3****NOTICE**

City of Coatesville vs. Theodore R. Andrzejczyk - No. 2018-00556-LN - Court of Common Pleas of Chester County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016-2018 trash fees for property located at 800 Stirling Street, Coatesville, PA, Tax Parcel #16-6-866. An Amended Writ of Scire Facias for \$2,411.78 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF

YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

**2nd Publication of 3****NOTICE**

West Whiteland Township vs. Everard C. Lewis - No. 2018-07345-LN - Court of Common Pleas of Chester County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017 sewer fees for property located at 135 Denbigh Terrace, West Whiteland, PA, Tax Parcel #41-5P-21. An A Writ of Scire Facias for \$788.26 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

**3rd Publication of 3****TRUST NOTICE**

DEED OF TRUST OF ELIZABETH ANN SOMERS DATED FEBRUARY 5, 2020

ELIZABETH ANN SOMERS a/k/a ELIZABETH R. SOMERS, Deceased

Late of Tredyffrin Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are

requested to make known the same and all persons indebted to the decedent to make payment without delay to JOSEPH V. SOMERS, JR. and LESLIE SOMERS, TRUSTEES, c/o Jill R. Fowler, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950,

Or to their Attorney:

JILL R. FOWLER

HECKSCHER, TEILLON, TERRILL & SAGER,  
P.C.

100 Four Falls, Ste. 300

West Conshohocken, PA 19428-2950

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METZGER, WICKERSHAM, P.C.  
 By: Andrea M. Cohick, Esquire  
 Attorney I.D. No. 307410  
 Zachary D. Campbell, Esquire  
 Attorney I.D. No. 93177  
 2321 Paxton Church Road  
 P.O. Box 69200  
 Harrisburg, PA 17106-9200  
 (717) 238-8187  
 (717) 234-9478 (fax)  
[amc@mwke.com](mailto:amc@mwke.com)

Attorneys for Plaintiff

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LAURIE KREIDER and KEITH	:	IN THE COURT OF COMMON PLEAS
KREIDER, individually and as	:	CHESTER COUNTY, PENNSYLVANIA
wife and husband,	:	
Plaintiffs	:	
	:	NO. 2020-06068-TT
vs.	:	
	:	CIVIL ACTION - LAW
RICHARD ADAMS,	:	
Defendant	:	JURY TRIAL DEMANDED

**NOTICE – CIVIL ACTION – MOTOR VEHICLE**

**To: Defendant, Richard Adams**

**If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.**

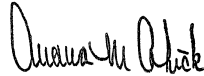
**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**



Lawyer Referral Service  
Chester County Bar Association  
15 West Gay Street, 2<sup>nd</sup> Floor  
West Chester, PA 19380  
(610) 429-1500

METZGER, WICKERSHAM, KNAUSS & ERB, P.C.



By: Andrea M. Cohick, Esquire  
I.D. No. 307410  
Zachary D. Campbell, Esquire  
I.D. No. 93177  
2321 Paxton Church Road  
P.O. Box 69200  
Harrisburg, PA 17106-9200  
(717) 238-8187  
(717) 234-9478 (fax)  
[amc@mwke.com](mailto:amc@mwke.com)  
Attorneys for Plaintiffs

Date: May 27, 2021



**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, June 17th, 2021 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, July 19th, 2021.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County”. within twenty-one (21) days from the date of sale by 4PM.**

**FREDDA L. MADDOX, SHERIFF**

**3rd Publication**

**SALE NO. 21-6-58**

**Writ of Execution No. 2017-05713**

**DEBT \$6,027.01**

All that certain residential unit situate in Upper Uwchlan Township, County of Chester and Commonwealth of Pennsylvania, being Lot #222 according to a Final Subdivision Plan (Section I), Marsh Harbour, Phase Two, made by NEPO Associates, Inc. dated 10/13/1989, revised 10/14/1993, recorded in Chester County

as Plan File No. 12280.

Tax Parcel # 30-3Q-222

PLAINTIFF: Marsh Harbour Community Association

VS

DEFENDANT: **Lauren C. Graham & Robert D. Graham**

SALE ADDRESS: 1810 Harbour Ridge Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES 610-889-0700**

**SALE NO. 21-6-59**

**Writ of Execution No. 2020-09296**

**DEBT \$720,401.89**

ALL THAT CERTAIN lot or piece of ground Situate in Willistown Township Chester County PA bounded and described according to a Plan of Property for Frank Stout made by Henry S. Conrey Inc., dated 7/14/1975 last revised 8/21/1975 and recorded in Chester County as Plan No. 134 as follows to wit:

BEGINNING at a point on the Southwesterly side of a 40 feet wide right of way on the said plan, a corner of Lot No. 4 on said plan; thence along the said Southwesterly side of the said 40 feet wide right of way the following 3 courses and distances; (1) along the arc of a circle curving to the left, having a radius of 50 feet the arc distance of 102.16 feet to a point of reverse curve; (2) along the arc of a circle curving to the right, having a radius of 50 feet; the arc distance of 47.14 feet to a point of reverse curve; and (3) along the arc of a circle curving to the left, having a radius of 120 feet, partly crossing a 20 feet wide drainage easement on the said side, the arc distance of 35.85 feet to a point, a corner of Lot No. 2 on the said plan; thence along

the said Lot No. 2, South 30 degrees 509 minutes 44 seconds West 183.56 feet to a point in line of land of various owners, thence along the said land of various owners, North 24 degrees 53 minutes 30 seconds West, partly crossing the said 20 fees wide drainage easement 340 feet to a point; a corner of the said lot No. 4; thence along the said Lot No. 4, South 68 degrees 59 minutes 29 seconds East 123.49 feet to the first mentioned point and place of beginning.

Being Lot No. 3 on the said Plan.

BEING the same premises with A. William Newbould and Lynn A. Newbould, by Deed dated 10/1/2003 and recorded 10/9/2003 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5928 Page 2187, granted and conveyed unto David Waldmann and Carol Waldmann, husband and wife.

UPI NO. 54-2C-122

PLAINTIFF: Pentex Holdings, LLC

VS

DEFENDANT: **Carol Waldmann & David Waldmann**

SALE ADDRESS: 6 Robin Road, Malven, PA 19355

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

**SALE NO. 21-6-30**

**Writ of Execution No. 2019-05281**

**DEBT \$232,359.10**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a

Plan of a Portion of “Inglewood Development” made by Berger and Hay’s Inc. Consulting Engineers and Surveyors, Coatesville, PA., dated August 4, 1968 and revised February 18, 1969, as follows, to wit:

BEGINNING at a point on the Easterly side of Municipal Drive (fifty feet wide) which point is measured the two following courses and distances from a point of curve on the Southerly side of a fifty feet wide Unnamed road, (1) extending from said point of curve on a line curving to the left having a radius of twenty five feet; the arc distance of thirty nine and twenty seven one-hundredths feet to a point of tangent; and (2) south 0 degrees, thirty minutes,

twenty seconds West, sixty-three and eighty-six one-hundredths feet to the point and place of beginning; thence extending from said beginning point South Eighty nine degrees, twenty nine minutes, forty seconds East, one hundred sixty five feet to a point; thence extending south 0 degrees, thirty minutes, twenty seconds West, Eighty five feet to a point; thence extending north eighty nine degrees, twenty nine minutes, forty seconds West, one hundred sixty five feet to a point on the Easterly side of Municipal Drive aforesaid; thence extending along the same North 0 degrees, thirty minutes, twenty seconds East, Eighty five feet to the first mentioned point and place of beginning.

CONTAINING 14,025 square feet of land, be the same more or less. Being Lot # 208 as shown on the above mentioned Plan

Being same premises which Alan M. Milberg and Rita K. Milberg, his wife by deed dated 7/8/83 and recorded 7/20/83 in Chester County in Record book T61 Page 86 conveyed unto Barry Jerome Stewart and Brenda V. Stewart, his wife, in fee.

Being UPI # 39-4C-125  
 PLAINTIFF: Residential Mortgage Loan Trust 2013-TT2, by U.S. Bank National Association, Not in its Individual Capacity but Solely as Legal Title Trustee  
 VS  
 DEFENDANT: **Barry J. Stewart & Brenda V. Stewart**  
 SALE ADDRESS: 511 Municipal Drive, Thorndale, PA 19372  
 PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

Lane, Wayne PA 19087-1533  
 BLR No. 43-6A-414  
 Improvements thereon: RESIDENTIAL DWELLING  
 PLAINTIFF: US Bank Trust, National Association, as Trustee of the Lodge Series IV Trust  
 VS  
 DEFENDANT: **Peter E. Tavani**  
 SALE ADDRESS: 214 Drummers Lane, Wayne, PA 19087-1533  
 PLAINTIFF ATTORNEY: **LYNCH LAW GROUP 724-776-8000**

**SALE NO. 21-6-62**

**Writ of Execution No. 2014-11972**  
**DEBT \$259,937.92**

**SALE NO. 21-6-64**

**Writ of Execution No. 2020-03311**  
**DEBT \$702,824.33**

PROPERTY SITUATE IN TOWNSHIP OF EAST WHITELAND TAX ID NO. 42-07A-0026  
 IMPROVEMENTS: A RESIDENTIAL DWELLING  
 IMPROVEMENTS thereon: Residential Dwelling  
 PLAINTIFF: LSF9 Master Participation Trust  
 VS  
 DEFENDANT: **Donna L. Favata**  
 SALE ADDRESS: 56 Carol Lane, Malvern, PA 19355  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

**SALE NO. 21-6-63**

**Writ of Execution No. 2018-09490**  
**DEBT \$166,940.95**

ALL THAT CERTAIN tract of ground situate in Pennsbury Township, Chester County, Pennsylvania according to a survey made by George E. Register, Jr. & Sons, Inc., Registered Surveyors, dated September 14, 1976, last revised March 2, 1978, as follows, to wit:  
 BEGINNING at a point set at the point of intersection of the centerline of a 25 foot wide right of way, to be used in common by the grantee, grantor herein, their heirs and assigns, with the centerline of a 10 feet wide right of way to be used in common by the Grantee, Grantor herein, their heirs and assigns, said point of beginning marking the Northwesterly corner of this about to be described tract a corner of remaining land of Grantor herein and set in a line of "Chadds Ford Knoll" Development, said point of beginning being set the three following courses and distances to wit, from a point marking the intersection of said centerline of said 25 foot wide private right of way with the title line of Route 1, known as "Baltimore

Owner(s) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania being: 214 Drummers

Pike” marking the Northeasterly corner of said land of “Chadds Ford Knoll” and the Northwesterly corner of land of Gaetano Cozza and Glenn R. Combs: (1) South 06° 46’ 40” East 850.22’ to an old spike; (2) by a line curving to the left having a radius of 677.29’ and an arc length of 164.66’ to an old spike; and (3) South 18° 46’ 00” East 8.81’ to the point of beginning; thence leaving said point of beginning and leaving the centerline of said 25 foot wide private right away and by the centerline of said 10 foot wide private right of way and by said remaining land of the Grantor herein, the following four courses and distances, to wit: (1) North 71° 15’ 00” East 41.29’ to a point; (2) North 43° 51’ 30” East 21.06’ to a point; (3) North 42° 19’ 00” East 104.44’ to a point; and (4) North 49° 23’ 00” East 24.86’ to a point set for the Northeasterly corner of this; thence leaving said centerline and still by said land of the grantor South 27° 50’ 31” East 831.77’ to a point set for the Southeasterly corner of this and sent in line of land of William send and set in the North right of way line of Pennsylvania railroad; thence by said land and measured along said line by a line curving to the left having a radius of 2,884.85’ and an arc length of 256.04’ to a point set for the Southwesterly corner of this and send in the centerline of said 25 foot wide private right of way; thence by said centerline the following three courses and distances to wit, measured along said land of “Chadds Ford Knoll”; (1) North 22° 37’ 00” West 625.68’ to and old spike; (2) North 23° 54’ 00” West 96.04’ to and old spike; and (3) North 18° 45’ 00” West 53.03’ to a point being the place of BEGINNING.

BEING the same Premises which U.S. Bank National Association, as Trustee for CMALT REMIC Series 2006-A7, by Deed, dated March 18, 2019 and recorded on September 24, 2019 in the Office

of the Recorder of Deeds in and for the County of Chester in Book 10006, Page 2256, granted and conveyed unto Lucrative REI, LLC.

BEING the same Premises which Lucrative REI, LLC, by Deed dated July 18, 2019 and recorded on October 3, 2019 in the Office of the Recorder of Deeds in and for the County of Chester in Book 10013, Page 1167, granted and conveyed unto John S. Carpenter, IV as sole Owner.

Tax Parcel ID 64-4-15.1

PLAINTIFF: FTF Lending, LLC

VS

DEFENDANT: **Lucrative REI, LLC**

SALE ADDRESS: 305 Fairville Road, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **MICHAEL J. PALUMBO,ESQ. 216-503-9512**

**SALE NO. 21-6-65**

**Writ of Execution No. 2019-11992**

**DEBT \$171,239.61**

All that certain lot or parcel of land with the buildings and improvements thereon erected situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a final subdivision plan of Sandy Hill, made by Commonwealth Engineers, Inc., Dated 2/8/2001, last revised 6/18/2002 and recorded 9/16/03 as Plan # 16745 as follows wit:

BEGINNING at a point of curve on the Southwesterly Side of Sandy Way (50 feet wide), said point being a corner of Lot #13 (as shown on said Plan); thence from said point of beginning extending along said Road the 2 following courses and distances: (1) on a line curving to the Right having a radius of 975.00 Feet an arc distance of 58.83 feet to a

point, Thence 2) South 43 degrees 57 minutes 25 seconds East 50.00 feet to a point, being a corner of Lot #11; Thence leaving said road extending along Lot # 11 South 46 degrees 02 minutes 35 seconds West 180.00 feet to a point in line of open space area North 47 degrees 52 minutes 40 seconds West 97.85 feet to a point, being a corner of Lot #13; Thence leaving open space extending along Lot #13 and crossing a utility easement North 42 degrees 35 minutes 09 seconds East 185.25 Feet to the first mentioned point and place of beginning.

Being Lot #12 on the above mentioned plan

Title is vested in Eric M. Querey and Cheryl M. Querey, by deed from All County Partnership, PA General Partnership, dated 08/17/2004 and recorded 09/14/2004, in the Recorder of Deeds for Chester County, in Book 6280 and Page 1130, as Instrument #: 10459473.

Tax ID: 28-5-106.13

PLAINTIFF: Citibank Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **Eric M. Querey & Cheryl M. Querey**

SALE ADDRESS: 112 Sandy Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PARKER McCAY PA 856-596-8900**

**SALE NO. 20-11-345**

**Writ of Execution No. 2017-08433**

**DEBT \$17,904.50**

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances thereon, SITUATE in

the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of land for Harry A. Siter, made by DeArmit & Hayes, Engineers and Surveyors, Coatesville, PA., dated April 29, 1963, as follows, to wit:

BEGINNING at a point of the North-easterly side of T-427, which point is measured the 2 following courses and distances from a point of curve on the Southeasterly side of T-364: (1) on an arc of a circle curving to the left, having a radius of 24.29 feet, the arc distance of 54.81 feet to a point of reverse curve; and (2) on the line curving to the right, having a radius of 194.51 feet, the arc distance of 112.82 feet to the point and place of beginning; thence extending from said beginning point, North 16 degrees 49 minutes East, 197.11 feet to a point; thence extending South 68 degrees 24 minutes 25 seconds East; 139.14 feet to a point; thence extending South 21 degrees 35 minutes 35 seconds West, 201.33 feet to a point in the North-easterly side of T-427, aforesaid; thence extending along the same and 2 following courses and distances; (1) North 65 degrees 15 minutes West, 95.97 feet to a point of curve and (2) on a line curving to the left, having a radius of 194.51 feet the arc distance of 26.93 feet to the first mentioned point and place of beginning.

BEING Lot #5 as shown on said Plan

BEING UPI NO. 28-5-55

BEING the same premises which Robert A. Erling, Sheriff of the County of Chester by Deed dated December 6, 1996 and recorded December 6, 1996 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 4115 page 1420, granted and conveyed unto Thomas C. Reynolds, in fee.

PLAINTIFF: West Caln Township

VS

DEFENDANT: **Thomas C. Reynolds**

SALE ADDRESS: 283 Coffroath Road  
(311 Coffroath Road) Coatesville, PA  
19320

PLANTIFF ATTORNEY: **JONATHAN  
R. LONG 610-436-4400**

**MEETING SPACE?**

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at [www.chescobar.org](http://www.chescobar.org). To reserve your room, please call 610-692-1889.

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Blakinger Thomas, PC is a well-established general practice law firm in Lancaster. We are seeking a full time PA Bar admitted attorney who focuses on real estate law, has 3+ years of experience and an excellent academic record. Applicant should possess strong oral and written communication, analytical and organizational skills, commitment to client service, and have the knowledge and ability to counsel clients on various real estate and land use matters. Interested candidates should send a cover letter and resume to Hiring Partner, Blakinger Thomas, PC, 28 Penn Square, PO Box 1889, Lancaster, PA 17608-1889, or to [hiring@blakingerthomas.com](mailto:hiring@blakingerthomas.com). EEO/AA Employer.

**SAMPLE AD**

Classified Ads for the Chester County Law Reporter ONLY \$.20 per space/character

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WANTED**

Busy Chester County solo law firm has immediate need for an experienced paralegal/legal assistant. Proficiency with estates and wills a must, notary is helpful. Hours and pay are negotiable, but candidate must be willing to work in office at least 3-4 days a week. Must have excellent references. Send resume to [barry@barryrabinlaw.com](mailto:barry@barryrabinlaw.com).

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